006.A	0003	0026.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	718,800	/	718,800
USE VALUE:	718,800	/	718,800
ASSESSED:	718,800	/	718,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		LAKE ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	WEBER AARON B & LIANE
Owner 2:	
Owner 3:	
Street 1:	26 LAKE ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SUNDQUIST PETER & KATHRYN -
Owner 2:	-
Street 1:	26 LAKE ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 1520 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	715,500	3,300		718,800
Total Card	0.000	715,500	3,300		718,800
Total Parcel	0.000	715,500	3,300		718,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.89 | /Parcel: 472.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 314027
GIS Ref:
GIS Ref:
Insp Date: 06/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 006.A-0003-0026.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	715,500	3300	.		718,800		Year end	12/23/2021
2021	102	FV	694,300	3300	.		697,600		Year End Roll	12/10/2020
2020	102	FV	683,700	3300	.		687,000	687,000	Year End Roll	12/18/2019
2019	102	FV	618,600	3300	.		621,900	621,900	Year End Roll	1/3/2019
2018	102	FV	546,500	3300	.		549,800	549,800	Year End Roll	12/20/2017
2017	102	FV	452,000	3300	.		455,300	455,300	Year End Roll	1/3/2017
2016	102	FV	452,000	3300	.		455,300	455,300	Year End	1/4/2016
2015	102	FV	410,500	3300	.		413,800	413,800	Year End Roll	12/11/2014

!15918!

PRINT

Date	Time
12/30/21	21:36:11

LAST REV

Date	Time
06/07/18	15:56:24
danam	

USER DEFINED

Prior Id # 1:	5504
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15918

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUNDQUIST PETER	68418-415		11/16/2016		620,000	No	No		
GREENSIGN LLC,	59207-350		5/31/2012		389,900	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	Measured	DGM	D Mann
3/17/2017	SQ Returned	EMK	Ellen K
4/23/2013	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7255																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	40.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.34078944
Const Adj.:	0.98980200
Adj $ / SQ:	404.770
Other Features:	66534
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	749963
Depreciation:	34498
Depreciated Total:	715465

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 2 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	445.25
Special Features:	0	Val/Su Net:	470.72
Final Total:	715500	Val/Su SzAd	470.72

SKETCH

UnSketched SubAreas:
GLA: 1520,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,520	404.770	615,251

Net Sketched Area: 1,520 | Total: 615,251

Size Ad 1520 | Gross Area 1520 | FinArea 1520

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.A-0003-0026.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1923	27.50	T	40	102			3,300			3,300

More: N | Total Yard Items: 3,300 | Total Special Featues: | Total: 3,300